



3 Bedroom Detached House

Offers Over: £300,000

Osborne, Barrann Road, Tarbert, Argyll, PA29 6TX

Traditional stone-built and extended detached family home with a rural backdrop, enjoying an established setting within easy walking distance of Tarbert town centre and its bustling harbour. The accommodation is arranged over two levels and comprises a lounge, sunroom, breakfasting kitchen, office space, Utility/WC and ground floor double bedroom with en-suite bathroom, first-floor two double bedrooms and family bathroom. Wraparound well stocked and landscaped gardens provide a colourful retreat, complemented by various patio seating areas, feature walls, recent fencing, natural pond, timber shed, outside taps located around the gardens, external store and a gated tarmac driveway. Further benefits include a living flame gas fire within the lounge, oil central heating with recent boiler, UPVC double glazing. EPC rating G19.




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Situated within this thriving coastal village, a superb selection of shops, cafés and restaurants, the bowling green and outdoor sports court, highly regarded school and vibrant harbour with boating facilities for sailing enthusiasts are all within easy walking distance.

Entrance

Exterior door from the front paved terrace opens into a tiled entrance area with wallpapered walls, central heating radiator, pendant light and hooks for coats.

Lounge 5.71 m x 3.46m

Bright welcoming reception room with carpeted flooring, patterned wallpaper and space for freestanding furniture. Front facing window with central heating radiator beneath, TV point and feature pendant and wall lighting. Focal point is the living flame gas fire set within a decorative surround. Alcove-style wall shelving with glazed door provides useful display and storage space, while glazed French doors connect directly with the Sunroom. Direct access to office space/ large storage area with power, heating and light.

Sunroom 3.99 m x 2.25m

Bright additional living space with tiled flooring, timber-lined ceiling with exposed contrasting beams and recessed spotlighting. Extensive glazing provides views over the gardens, with a central heating radiator and room for freestanding furniture. Glazed French doors connect with the Lounge, while a further set opens directly onto the raised terrace.

Walk in Store/Home Office 2.35 m x 1.56m

Useful flexible room positioned just off the Lounge, suitable as a home office or additional storage space. Carpeted flooring, patterned wallpaper, feature spotlighting and central heating radiator, with room for freestanding furniture and shelving.

Hallway 2.12 m x 1.17 m

Carpeted hallway with decorative wall coverings, central heating radiator and pendant lighting. Access to the Lounge, Breakfasting Kitchen and WC. An external door opens to the side of the property. Staircase rises to the first floor accommodation.

Breakfasting Kitchen 5.18 m x 3.30 m

Forming part of the extended accommodation, the breakfasting kitchen provides a generous everyday living and dining space. A wide range of wall and base units is complemented by various storage options, work surfaces, tiled splashbacks, open shelving and additional built-in wall cupboards. Stainless steel sink with drainer is positioned below the window, with space and plumbing provided for white goods and appliances. Lovely wallpaper adds character to the dining area, where there is room for a table and further freestanding furniture. French doors open to the garden, while an additional mid-level window provides further natural light and views towards the grounds. Feature ceiling spotlighting, tile effect vinyl flooring and central heating radiator complete the room.

Utility/WC 2.16 m x 1.88 m

Ground floor WC fitted with a corner WC and WHB. Obscure glazed window, central heating radiator and wall coverings, with space and plumbing for laundry appliances.

Bedroom One 4.03 m x 3.24 m (at widest points)

Good sized ground floor double bedroom with carpeted flooring, floral wallpaper and room for freestanding bedroom furniture. Front facing window with central heating radiator beneath, feature ceiling lighting, wall lighting, and direct access to the en-suite bathroom.

En-suite Bathroom 2.42 m x 2.33 m

Fresh, contemporary 4 piece bathroom fitted with a modern white suite comprising WC, bidet, pedestal WHB and curved bath with glazed screen and thermostatic rainfall shower above. Fully tiled walls and floor create a clean finish, with a window overlooking the gardens and wall-mounted mirror (with concealed cupboard behind), large chrome heated towel rail.

First floor

Carpeted first floor landing providing access to Bedrooms Two, Three and the Family Bathroom. Central heating radiator, flush ceiling lighting and loft hatch access.

Bedroom Two 5.72m x 3.25m

Generously proportioned double bedroom with carpeted flooring, decorative wall coverings and space for freestanding furniture. Front facing dormer window is complemented by a Velux window to the rear, allowing light from both aspects, with central heating radiator and feature ceiling lighting.

Bedroom Three 5.71 m x 2.9 m (at widest points)

Comfortable double bedroom extending across the upper floor, with carpeted flooring, patterned wall coverings and room for freestanding furniture. Front facing dormer window and Velux window to the rear provide dual aspect natural light, with central heating radiator and ceiling light.

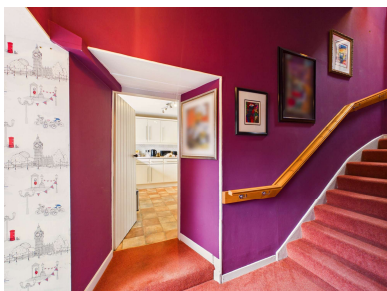
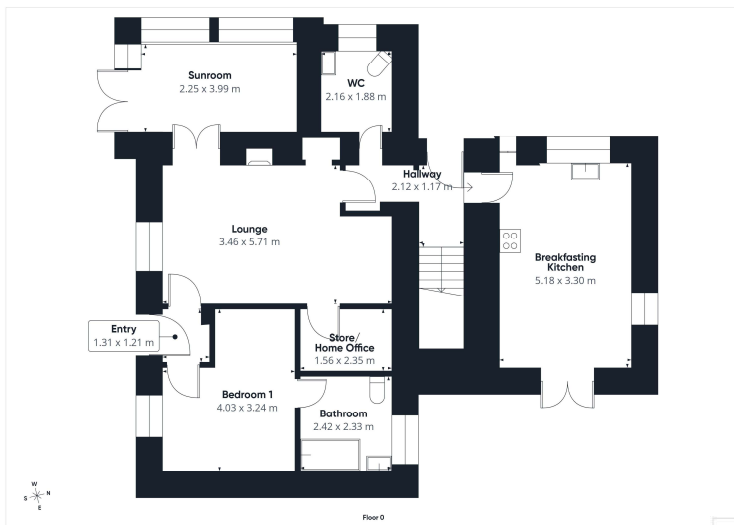
Family Bathroom 2.44 m x 1.71 m

Modern first-floor bathroom fitted with WC, bidet, WHB and sit-up bath with glazed screen and thermostatic shower above. Wet wall panelling and mosaic style tiling provide a practical finish, while a Velux window brings in natural light. Chrome heated towel rail and tiled flooring.

Grounds

The property is set within the most attractive, well-established wraparound garden grounds, with gated access opening onto a private tarmac driveway providing off-road parking. A raised paved terrace extends along the front of the house, enclosed by decorative metal railings and creating a pleasant outdoor seating area. The gardens are arranged over varying levels with areas of lawn, gravelled beds, stone retaining walls, mature trees, shrubs and colourful planting, attracting a variety of local wildlife. Pathways and steps lead through the grounds to further paved seating areas, while timber fencing provides a defined boundary to the upper garden. Additional outside features include a natural pond, garden shed and various outside taps located around the garden.

Enjoying a peaceful position within easy reach of the heart of Tarbert, the property is just a few minutes walk from the picturesque harbour, local independent shops and the excellent range of amenities the village has to offer. Located on the Kintyre Way, the area is a popular tourist destination, famed for its seafood and, during the summer months, hosts Scotland's largest sailing regatta, the Scottish Series. A selection of cafés and restaurants overlook the bustling harbour, while the village also benefits from a Pharmacy, GP, Dental Practice, supermarket, ATM services and Tarbert Academy, providing nursery, primary and secondary education. For leisure, Tarbert has its own nine-hole golf course, with the renowned Machrihanish Links and neighbouring 18-hole course just a short drive away. Widely regarded as one of Scotland's finest links courses, Machrihanish Links is consistently ranked amongst the UK's top 50 golf courses. Outdoor enthusiasts are spoilt for choice, with excellent opportunities for walking, cycling, fishing, sailing, stalking and shooting, while the unspoilt coves and bays of the nearby Knapdale Peninsula are well worth exploring.



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